DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES LAND DEVELOPMENT SERVICES

SUMMARY OF SITE FEES

As found in the Code of the County of Fairfax Chapter 2, 101 and 104 and Chapter 112, Article 17 of the Zoning Ordinance

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
PLATS (County Code Chapter 101-2-9)	
Preliminary Subdivision Plat (PL)	Less than 10 lots - \$3,300 + \$62 per lot or division of land (including outlots and parcels). (21 copies)
	10 Lots or More - \$5,370 + \$62 per lot or division of land (including outlots and parcels). (21 copies)
Preliminary Plat Resubmissions and Revisions (PL Resubmissions and PLV)	25% of the original preliminary plat fee
Preliminary Plat Redates/Reapprovals (PLR)	\$670 upon submission only during the validity period of the original preliminary plat (Engineer copy & ESRD copy)
Final Subdivision Plat/Record Plat (RP)	\$575 + \$29 per lot or division of land (including outlots and parcels). (Mylar and 5 Paper Copies) To be paid upon initial submission.
Final Subdivision Plat/Record Plat Resubmission	\$290 per resubmission (Mylar and 5 Paper Copies)
Final Subdivision Plat/Record Plat Redates (RPR)	\$500 upon submission for reapproval of previously approved Final Subdivision/Record plat that has expired. (Mylar and 5 Paper Copies)
Final Subdivision Plat/Record Plat Redates Resubmission	\$290 upon submission for reapproval of previously approved Final Subdivision/Record plat that has expired. (Mylar and 5 Paper Copies)
Easement Plats (EP)	\$340 per submission (3 Paper Copies)
CONSTRUCTION PLANS	
(County Code (CC) Ch 101-2-9 and	
Zoning Ordinance (ZO) Article 17-109)	1. BASE FEE
Subdivision, Site and Public Improvement Plans	Subdivision Plans (SD) with less than 10 lots \$8,250 Subdivision Plans (SD) with 10 lots or more \$11,130
	Site Plans (SP) \$9,210 + \$4,230 per disturbed hectare (2.5 acres) or any fraction thereof greater than 1st hectare, with a maximum base fee of \$46,040
	Site Plans with Public Improvements only, including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline and/or road construction pursuant to Chapter 2 of The Code: \$3,320 + \$3.75 per meter (3.3 feet), or fraction thereof, of each improvement
	2. FEES IN ADDITION TO BASE FEES
	Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit and/or variance application associated with proposed construction, with a maximum cumulative fee of \$3,270:
	Sites subject to Rezoning: \$1,920
	Sites subject to Special Exception: \$1,350
	Sites subject to Special Permit: \$1,350
	Sites subject to Variance: \$1,000

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PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
CONSTRUCTION PLANS (Continued)	
Subdivision (SD) Site Plans and Public Improvement Plans (PI)	Review resulting from site conditions and proposed improvements:
rialis (FI)	Problem Soils Area (A/B Soil Types): \$1,000 Floodplain Area (existing and proposed): \$674 Natural drainageway (non-floodplain watersheds): \$674 Stormwater Management Facility: \$830 for each facility serving the site (on-site or off-site) BMP Facility: \$2,210 for each facility (on-site or off-site)
2nd Submission fee	\$0 in accordance with paragraph 1,2a & 2b from above (CC 101-2(a)(2)(a)(2)
3rd and Subsequent Submission fee	Subdivision and Site Plans - \$4,410 each submission Resubmissions of Site Plans with Public Improvements only after second submission: a fee equal to fifty (50) percent of fees charged in accordance with Paragraphs 1A, 1B & 1C.
Insert Fee (1st submission SP, SD, PI)	\$0
Insert Fee (2nd & subsequent submissions SP, SD, PI)	\$85 per inserted sheet
Construction Plan Revisions (PIV, SDV, SPV)	\$1,000 per submission (minimum 6 copies) Note: Plus additional fees for changes in the number of lots, disturbed area, zoning action and/or site changes and/or newly proposed improvements in accordance with paragraphs 1A, 1B and 1C (SP) and 1, 2a and 2b (SD) plans.
Pavement Design	\$85 for each submission (6 copies)
Construction Plan Extensions	\$1,350 for each request
Sanitary Sewer As-Builts (SAN)	\$500 for each submission (Mylar Only)
Site (SAB) and Subdivision (SDA) As-Builts	\$340 for each submission (5 Paper Copies)
Minor Site Plans	
Minor Site Plans (MSP)	\$2,690 for each submission (7 Applications and 7 Plans)
Waivers, Exceptions and Modifications	A fee of \$690 shall be paid upon each submission to the County of any request for a waiver, exception or modification of the County ordinances, including but not limited to the Subdivision Ordinance, the Zoning Ordinance, the Chesapeake Bay Preservation Ordinance, and the Public Facilities Manual, except in the following cases. In no instance shall the total fee for all waivers, exceptions, and modifications associated with a construction plan exceed \$2,760. (SP, SD, MSP, RP)
Request for waiver associated with the Minor Adjustment of property lines	\$245 for each request
Public Street Frontage Waiver	\$1,935 upon submission
Combined Stormwater Detention and Best Management Practices Waivers	\$810 submitted together (WSWD and WBMP)
Total fee for all Modifications and Waivers associated with a Site Plan, Minor Site Plan and Subdivision Plans	Shall not exceed \$2,760 for those waviers/modifications associated with specific SP/SD

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PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
Chesapeake Bay Preservation Ordinance Exceptions,	SEE ATTATCHED WAIVER MATRIX
Exemptions and Waivers	
Grading Plans	
Grading Plans (INF) Non-Bonded	\$1,590 per lot (1st submissions) (9 copies)
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Grading Plans Revisions/Resubmissions (INF)	\$640 per lot (9 copies)
Bonded Grading Plans (SDGP and SPGP)	\$1,000 for first lot and \$830 each additional lot (1 st submissions) submitted within the same plan set. (9 copies)
	(c copiec)
Bonded Grading Plans Revisions/Resubmissions	\$340 for first lot and \$174 each additional lot (2 nd submissions)
(SDGP and SPGP)	submitted within the same plan set. (9 copies)
Rough Grading Plans	\$770 per division of land or disturbed 0.5 hectare (1.25 acres)
(RGP)	whichever is greater, not to exceed \$11,500 (8 copies)
Rough Grading Plans Resubmissions and	25% of the original fee of the associated RGP. (8 copies)
Revisions (RGPV)	
Studies and Reports	
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Debris Landfill Design Plans (LF)	\$1,055 + \$174 per hectare (2.5 acres) per submission
Debris Landfill Permit	A semi-annual fee of \$2,310 will be charged for each such permit
Tree Removal Permits	\$174 per submission/permit
Floodplain Studies (FP)	\$7.20 per meter (3.3 feet) of baseline + \$480 per road crossing
	and per dam, not to exceed a total fee of \$8,830 per submission
	(4 copies)
Drainage Studies (DS)	\$1,540 per submission (2 copies)
(non-floodplain watersheds)	
Soil Reports	
Soil Reports (SR) Non-Bonded (INF)	\$1,730 per lot, not to exceed \$3,450 (2 copies)
Soil Reports (SR) Bonded Site Or Subdivision	\$2,690 first submission (2 copies)
Soil Reports Resubmissions/Revisions (Non-bonded, Bonded Site and Subdivision)	\$880 per resubmission (2 copies)
Parking Studies	
Parking Studies (PKS)	(5 copies)
Request for Change in Use Parking redesignation plan	\$770 per submission \$770 per submission
Administrative parking reduction for churches, chapels,	\$770 per submission
temples, synagogues and other such places of	
worship with a child care center, nursery school or private school of general or special education.	
Parking Reductions when such required spaces are:	62 240
Under 125 spaces 125 to 250 spaces	\$2,210 \$3,840
251 to 499 spaces	\$6,140
500 spaces or more	\$12,860

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PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2009
Miscellaneous Plans/Studies/Reports	,
Recycling Study (RS)	\$0
Photometric Plan (PMP)	\$695 Zoning Ordinance Article 14 Part 9
Sports Illumination Plan (SIP)	\$695 Zoning Ordinance Article 14 Part 9
Environmental Site Assessment Plan (ESA)	\$2,500 1 st submission
ESA Resubmissions/Revisions (ESAV)	\$880 per resubmission/revision
Lot Validation (LV)	\$348 per lot
Water Quality Studies (WQ)	
Studies submitted under Chapter 104	\$340 per submission (2 copies)
Studies submitted under CC Chapter 101or ZO Article 17	\$1,300 per submission (2 copies)
Resource Protection Area Plan (RPA)	\$340 for projects with 50 meters (165 feet) or less of baseline. (2 copies)
	\$340 for projects with greater than 50 meters (165 feet) of baseline + \$2.50 per meter (3.3 feet) of baseline in excess of 50 meters. (2 copies)
	In the event that a Resource Protection Area and Resource Management Area Boundary Delineation and a Water Quality Impact Assessment are submitted simultaneously, the higher fee shall serve as the fee for both.
Bonds and Agreements Fees	
Agreement Package Processing Fee	\$1,935 per agreement package with a Security value greater than \$10,000 \$265 per agreement package with a Security value of \$10,000 or less
Agreement Extension	\$775 per request for extension
Replacement Agreement	\$1,380 per request for a replacement agreement
Reduction Security Agreement	\$1,315 per request for a reduction in security in support of an agreement
	In the event that an agreement extension and an agreement security reduction are submitted simultaneously, only one fee shall be required and such fee shall be the fee for the agreement security reduction.
CASE REVIEW OF FEES	In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payer disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.

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